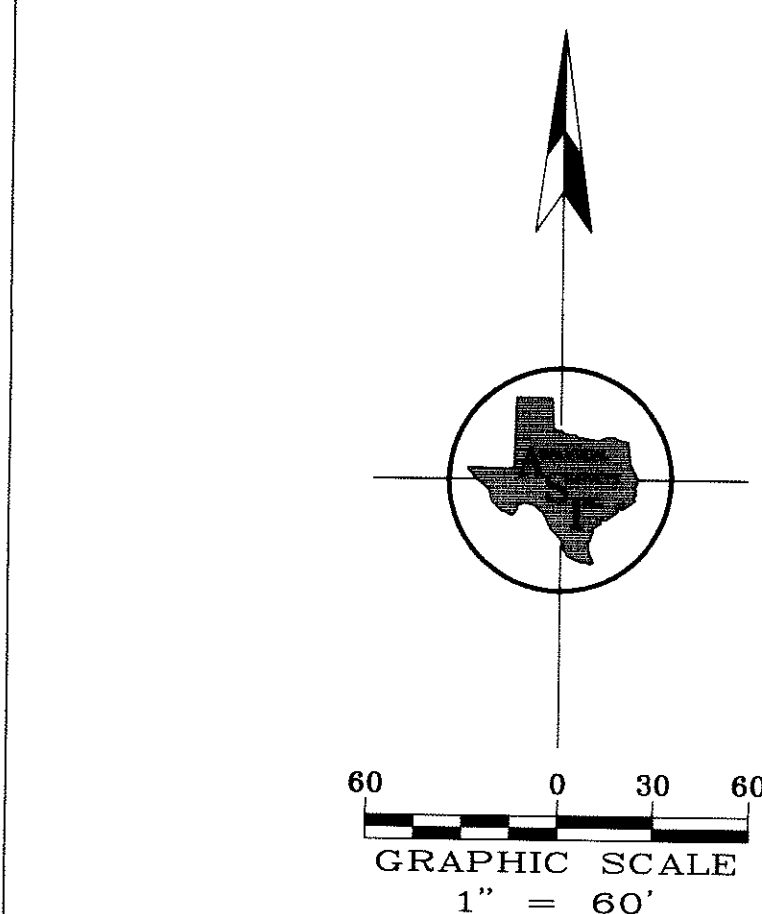


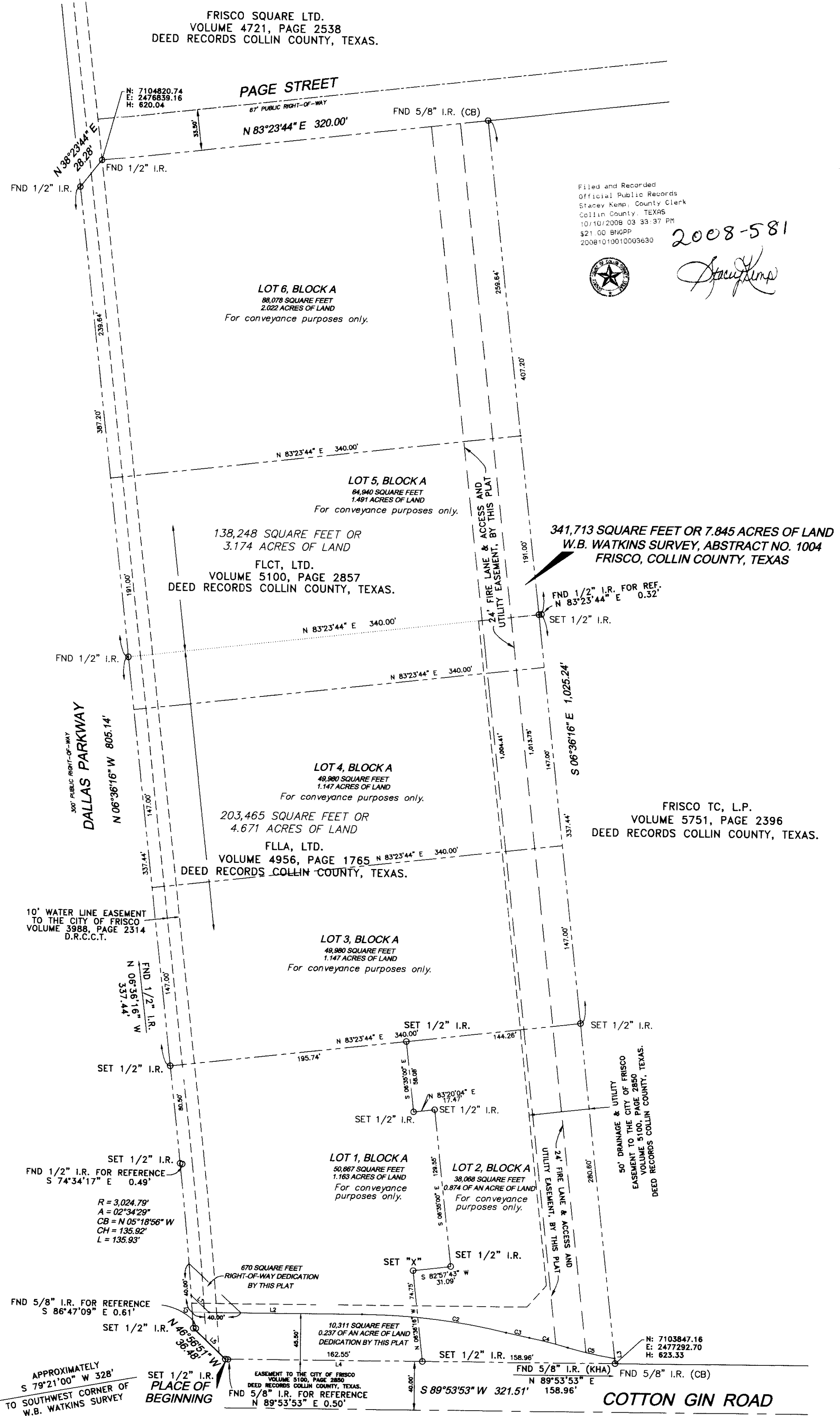
VICINITY MAP  
MAPSCO 455-F NOT TO SCALE



LINE TABLE		
LINE	DISTANCE	BEARING
L1	20.33'	S 47°13'32" E
L2	126.13'	N 89°53'33" E
L3	4.20'	S 06°36'13" E
L4	321.51'	S 89°53'53" W
L5	36.48'	N 46°56'51" W

CURVE TABLE			
OF	RADIUS	DELTA	LENGTH
C1	3,024.79'	0°30'41"	27.00'
C2	526.00'	1°30'21"	119.86'
C3	504.00'	0°21'32"	19.56'
C4	373.00'	0°50'22"	32.82'
C5	327.00'	0°56'40"	39.63'

NOTES:  
1) All monuments labeled as "SET 1/2" I.R." are 1/2" iron rods with a yellow plastic cap marked "RPLS 5310".  
2) No lot to lot drainage will be permitted.  
3) Basis of bearings for this plat is per deed recorded in Volume 4721, Page 2538, Deed Records, Collin County, Texas.  
4) Any structure new or existing may not extend across new property lines.  
5) No Floodplain exists on the site.  
6) All Coordinates posted hereon are grid coordinates based on City of Frisco GPS Monuments 22 and 23.  
7) I.R. = Iron Rod  
8) CM = Control Monument



STATE OF TEXAS  
COUNTY OF COLLIN  
OWNER'S CERTIFICATE

Whereas FLLA, LTD. and FLCT, LTD are the owners of a tract of land located in the W.B. Watkins Survey, Abstract No. 1004, Collin County, Texas, as described in a deed to FLLA, LTD., recorded in Volume 4956, Page 1765, Deed Records, Collin County, Texas, and as described in a deed to FLCT, LTD., recorded in Volume 5100, Page 2857, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the transitional right-of-way of the North line of Cotton Gin Road, an 80 foot wide public right-of-way with the East line of Dallas North Tollway, from which a 5/8" iron rod found for reference bears North 89°53'53" East, a distance of 0.50 feet;

THENCE North 46°56'51" West, along said transitional right-of-way, a distance of 36.48 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the East line of said Dallas North Tollway, from which a 5/8" iron rod found for reference bears South 86°47'09" East, a distance of 0.61 feet, said point being in a curve to the left having a central angle of 02°34'29", a radius of 3,024.79 feet and a chord bearing and distance of North 05°18'56" West, 135.92 feet;

THENCE Northerly along said East line and said curve to the left, an arc distance of 135.93 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner, from which a 1/2" iron rod found for reference bears South 74°34'17" East, a distance of 0.49 feet;

THENCE North 06°36'16" West, along said East line, a distance of 805.14 feet to a 1/2" iron rod found at the most Southwesterly corner of a tract of land described in deed to FRISCO SQUARE LTD., recorded in Volume 4721, Page 2538, Deed Records, Collin County, Texas;

THENCE North 38°23'44" East, along a Southerly line of said FRISCO SQUARE LTD. tract, a distance of 28.28 feet to a 1/2" iron rod found for corner;

THENCE North 83°23'44" East, along a Southerly line of said FRISCO SQUARE LTD. tract, a distance of 320.00 feet to a 5/8" iron rod found at the Northwest corner of a tract of land described in deed to Frisco TC, L.P., recorded in Volume 5751, Page 2396, Deed Records, Collin County, Texas;

THENCE South 06°36'16" East, along said West line, a distance of 1,025.24 feet to a 5/8" iron rod found for corner in the North line of said Cotton Gin Road;

THENCE South 89°53'53" West, along said North line, a distance of 321.51 feet to the PLACE OF BEGINNING and containing 341,713 square feet or 7.845 acres of land.

STATE OF TEXAS  
COUNTY OF COLLIN  
OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That FLLA, LTD., a Texas Limited Partnership, acting here in by and through its duly authorized officers does hereby adopt this plat, designating the herein described property as FRISCO SEVEN-ELEVEN ADDITION LOT 1-6 BLOCK A, an addition to the City of Frisco, Collin County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. FLLA, LTD. does herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated to the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
- The City of Frisco is not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
- The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in the easement.
- The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from the respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Frisco.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this 30th day of September, 2008.

BY: *Stephen Williamson*  
Stephen Williamson, President  
FLLA, LTD and FLCT, LTD

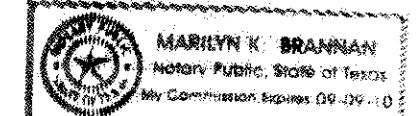
*STEPHEN WILLIAMSON*  
Printed name and title  
**PRESIDENT GENERAL PARTNER**

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for said county and state on this day personally appeared Stephen Williamson known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this 30th day of September, 2008.

*Maile K. Manner*  
Notary Public in and for The State of Texas.



STATE OF TEXAS  
COUNTY OF DALLAS

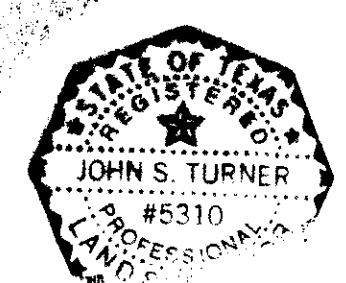
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, John S. Turner, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Frisco, Texas.

Date this the 17th day of September, 2008.

*John S. Turner*  
John S. Turner, R.P.L.S. 5310

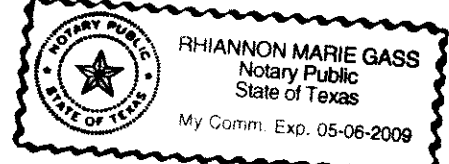


STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for said county and state on this day personally appeared John S. Turner, R.P.L.S. No. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this 4th day of September, 2008.

*Brianne Chaso*  
Notary Public in and for The State of Texas.



Access Easements

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use in along, upon and across said premises, with the right and privilege at all times of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

Fire Lane Easements

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with City standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to City standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to City standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

Notice: A conveyance plat is a record of property approved by the City of Frisco, Texas, for the purpose of sale or conveyance in its entirety or interest therein defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Frisco. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

Approved this 27th day of May, 2008 by the Planning and Zoning Commission of the City of Frisco, Texas.

*Barbara J. Patterson*  
Planning and Zoning Commission Chairperson  
City Secretary

*John S. Turner*  
City Engineer

*Judy Egan*  
Planning Department



APPLICANT: NEVIN PATEL, P.E.  
**NEVIN PATEL, P.E.**  
CIVIL ENGINEERING LAND DEVELOPMENT PLANNING ARCHITECTURE CONSTRUCTION MANAGEMENT  
10706 SANDHILL ROAD, DALLAS, TEXAS 75229 TEL: 214-343-9400 FAX: 214-343-9400

**Analytical Surveys, Inc.**  
"Registered Professional Land Surveyors"  
707 Easy Street Garland, Texas 75042 (972) 272-8287 Voice (972) 272-8407 Fax  
John S. Turner R.P.L.S. 5310  
www.analyticalinc.com  
OWNERS: FLCT, LTD. P.O. Box 190746, Dallas, Texas 75219 (214) 343-9400  
FLLA, LTD. P.O. Box 190746, Dallas, Texas 75219 (214) 343-9400  
Job No.: R-873-07 Drawn by: BCK Date: 12-07-07 Revised  
"A professional company operating in your best interest"

CONVEYANCE PLAT  
PSPCP08-0002  
NEC OF COTTON GIN & DNT  
**FRISCO SEVEN-ELEVEN ADDITION**  
LOTS 1 THROUGH 6, BLOCK A  
7.845 ACRES OF LAND  
W.B. WATKINS SURVEY  
ABSTRACT NO. 1004  
CITY OF FRISCO, COLLIN COUNTY, TEXAS  
Preparation Date: 12-07-07